

ZONING

199 Attachment 4

Town of Mamakating Schedule II Use, Bulk and Parking Requirements Planned Resort Community (PRC)

Use	Use Type	Minimum Lot		Minimum Yards					Maximum Development Height		Accessory Uses	Minimum Required Parking Spaces
		Area	Width (feet)	Depth (feet)	Front (feet)	Rear (feet)	Side, One (feet)	Side, Both (feet)	Stories	Feet		
Single-family detached	P	7,500 sf	75	100	20	10	7.5	15	2.5 ¹	30 ¹	1. Signs	2 per dwelling ⁵
Resort-type golf course villas	P	6,000 sf	60	100	20	15	5	10	2.5 ¹	30 ¹	2. Off-street parking	1.5 per dwelling ⁵
Multiple residence (condo/apartment)	P	40,000 sf	150	200	50	50	25	50	4 ¹	40 ¹	3. Roadside stands for the sale of agricultural products, primarily on the premises	1.5 per dwelling ⁵
Common lot line (townhouse)	P	See below ²		As designed	15	15	5	10	2.5 ¹	30 ¹	4. Day-care center	2 per dwelling ⁵
Shared common wall (patio home)	P	See below ²		As designed	15	15	5	10	2.5 ¹	30 ¹		2 per dwelling ⁵
Agricultural operations	P	10 ac	150	250	100	100	50	100	25	30		NA
Educational, interpretive and research center	P	40,000 sf	150	200	50	50	50	100	2.5	30		1 per 4 seats in classroom facilities
Golf course	P	75 ac	400	800	100	100	100	200	2.5	30		1 per 3 members
Commercial outdoor recreation	P	25 ac	400	400	100	100	100	200	1	15	5. Other accessory uses customarily incidental to the principal use	NA
Nurseries and greenhouses	P	10 ac	200	300	50	50	50	100	1	15		1 per 200 square feet gfa
Resort lodging, condo-hotel, hotel, motel ¹	P	25 ac	300	400	100	100	100	200	6 ⁶	60 ⁶		0.75 per guest unit – 1-bedroom 1.25 per guest unit – 2-bedroom 1.50 per guest unit – 3-bedroom ⁴

MAMAKATING CODE

Use	Use Type	Minimum Lot		Minimum Yards					Maximum Development Height		Accessory Uses	Minimum Required Parking Spaces
		Area	Width (feet)	Depth (feet)	Front (feet)	Rear (feet)	Side, One (feet)	Side, Both (feet)	Stories	Feet		
Dude ranch	P	25 ac	300	400	100	100	75	150	1	15		1.25 per room or rental unit in addition to parking for the residential use
Restaurant	P	40,000 sf	150	200	50	50	50	100	2.5	30		1 per 4 seats or 1 per 200 sf gfa, whichever is greater, plus 5 for buildings of 5,000 gfa or less
Conference center	P	10 ac	200	300	75	75	75	150	2.5	30		1 per 4 seats in classroom facilities
Public utilities	P	3 ac	200	200	100	100	75	150	2.5	30		NA

Abbreviations:

sf = square feet

ac = acres

NOTES:

- ¹ “Development height” is defined as the highest point of grade to the average of the building roof slope. No structure or building may extend more than 50 feet above the highest elevation on the parcel.
- ² The area requirement for zero-lot-line and shared-common-wall dwellings will be 18 units per acre for zero-lot-line dwellings and 12 units per acre for common-wall dwellings.
- ³ Density for resort hotels in the PRC within the PRO District shall be calculated according to the “Type A density” definition as contained herein.
- ⁴ The height for parking structures shall be limited to 60% of the principal building height or 50 feet, whichever is less.
- ⁵ The Planning Board shall determine the necessary number of spaces needed to accommodate visitors.
- ⁶ The Planning Board may approve an optional increase in development height up to 10 stories not to exceed 100 feet in accordance with § 199-18F(7) of the Zoning regulations.